

ARTICLE III
ZONING DISTRICTS AND BOUNDARIES

Section 300. ESTABLISHMENT OF DISTRICTS

1. For the purpose of this Ordinance, the Township is hereby divided into ten (10) base zoning districts which shall be designated as follows:

- A. AP Agricultural Preservation and Rural Residential District
- B. R-1 Residential District
- C. R-2 Community Residential District
- D. R-3 Mixed Residential District
- E. R-4 High Density Residential District
- F. MU Mixed Use District
- G. C Commercial District
- H. KV Kimberton Village District
- I. KR Kimberton Residential District
- J. KT Kimberton Transitional Use District
- K. I Industrial District
- L. U Utility District
- M. TU Transitional Use District

The locations and boundaries of such base zoning districts shall be as delineated on the Official Zoning Map on file in the Township Offices.

2. Further, certain areas of the Township are, in addition to the otherwise applicable provisions of this Ordinance, subject to the terms of Zoning Overlay Districts as follows:

- A. FPCD -Flood Plain Conservation District (Section 401.)
- B. SSCD -Steep Slope Conservation District (Section 402.)
- C. HRCD -Historic Resource Protection Standards (Article XVI.)
- D. REV -Rapps Dam Road and Route 23 Revitalization Overlay District (Article XXVI)

3. The Zoning Map and the Zoning Overlay Maps, together with all notations and other data shown thereon, shall be as much a part of this Ordinance as if fully described herein.

4. If and whenever the Board of Supervisors makes amendments to the boundaries or other matters included on the Zoning Map or Zoning Overlay Maps, such amendments shall be reflected on the Map or Maps promptly following enactment of such amendments.

Section 301. DISTRICT BOUNDARIES

The boundaries between base zoning districts are, unless otherwise indicated, the centerlines of streets, lanes, water courses and rights-of-way of power lines, railroads and other public utilities or such lines extended or lines parallel thereto. Where uncertainty exists as to the location of any of the said boundaries as shown on the Zoning Map, the following rules shall apply:

1. Where a district boundary is indicated as approximately following the centerline of a street, lane or watercourse or right-of-way of a power line, railroad or other public utility, such centerline shall be construed to be such boundary.
2. Where a district boundary is indicated as approximately following a lot or other property line, such lot or property line shall be construed to be such boundary.
3. Where a district boundary divides a lot or traverses an undivided property, the location of such boundary, unless otherwise specified by figures on the Zoning Map, shall be determined by the use of the scale appearing on the Map.
4. Where figures are shown on the Zoning Map between a street and a district boundary, they shall indicate that the district boundary runs parallel to the street line at a distance therefrom equivalent to the number of feet so indicated unless otherwise specified. Where scaled distances do not agree with such figures, the figures shall control.
5. Where a lot is divided into two (2) or more districts, the uses of the district which covers the larger or largest portion of the lot shall be permitted to extend beyond the district boundary a distance not greater than fifty (50) feet.